

March 2004

Click on the desired View Agenda or View Speakers List
for detailed information.
(*The Speakers List is available at 3:30pm on the day of the meeting.)

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**Planning Commission Meetings are held
in the Board Auditorium of the Government Center Building
at 12000 Government Center Parkway.**

All Planning Commission Meetings for the month of March will begin at 8:15 pm.

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, March 3, 2004

Posted: 12/11/03
Finalized: 3/4/04

<u>KEY</u> P/H – Public Hearing D/O – Decision Only
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Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
Zoning Ordinance Amendments (Editorial revisions) (Commissioner Alcorn) (Moved from 11/12/04)		J. Reale	Recommend Approval
PCA A-689-2	Novus, LLC	A. Shriber	Recommend Approval
RZ 2003-MV-036 (Moved from 2/11/04)	Roubin Associates, LLC and Mary Anne Person Sanko Revocable Trust	C. Lewis	D/O to 3/25/04
RZ 2003-MA-052 & SEA 88-L-071 (Moved from 2/4/04)	Trustees for Immanuel Bible Church being Ralph Weitz, Joel Benson, & Alan Fischer	F. Burnszynski	P/H to 3/24/04

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2003-SU-057	Continental-Packaging Assoc. L.P. & Cafferty Lafayette L.	F. Burnszynski	P/H to 4/7/04
SE 2003-LE-028 & SE 2003-LE-029 & SE 2003-LE-031	Silvio Diana	C. Lewis	P/H to 4/7/04
SEA 94-Y-038-3	Robert M. Rosenthal	K. Shields	P/H to 4/7/04

ITEMS WITHDRAWN

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2003-PR-056	Fairfax County School Board	K. Shields	Withdrawn

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, March 3, 2004

Posted: 2/18/04
Finalized: 3/4/04

KEY P/H – Public Hearing D/O – Decision Only

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

None scheduled at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

ZONING ORDINANCE AMENDMENT (EDITORIAL REVISIONS) – To amend Chapter 112, as follows: Eliminates promotional activities of retail merchants in residential districts; updates cross references to other sections and alphabetical ordering as a result of the adoption of previous Zoning Ordinance amendments to include Paragraphs 16 and 17 of Sect. 4-902, Par. 3 of Sect. 10-203, Par. 4 of Sect. 11-102, Par. 6 of Sect. 11-104 and Part 5 of Article 18; clarifies that any special permit or special exception use may only be established in accordance with the approved special permit or special exception; changes references from the Department of Animal Control to the Animal Services Division of the Police Department; replaces the term “church” with “place of worship”; relocates the definition of “building under construction” to the outdoor lighting standards section; deletes the International Association of Lighting Designers from the list of professionals that can submit a photometric plan or sports illumination plan; clarifies that the Board of Zoning Appeals has the ability to hear and decide appeals from any order, requirement, decision, interpretation or determination made by the Zoning Administrator or any other administrative officer in the administration or enforcement of the Zoning Ordinance; distinguishes between the Director of the Department of Public Works and Environmental Services and the Director of the Office of Site Development Services in references to the Geotechnical Review Board; deletes the reference to measurement orientation in the “footcandle” definition; clarifies that the maximum building height in Commercial Revitalization Districts (CRD) in both the C-6 and C-8 Districts is 50 feet; and clarifies the references to Sect. 13-202 (peripheral parking lot landscaping requirements) in the CRD.

HUNTER MILL DISTRICT

PCA A-689-2 - NOVUS, LLC - Appl. to amend the proffers for RZ A-689 previously approved for office use to permit continuation of skating facility, health club and related facilities until such time as the property is redeveloped for office use, with an overall Floor Area Ratio (FAR) of 0.28. Located at 1800 Michael Faraday Ct. on approx. 4.76 ac. of land zoned I-5. Comp. Plan Rec: Mixed Use. Tax Map 18-3 ((5)) 9.

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, March 3, 2004

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MOUNT VERNON DISTRICT

RZ 2003-MV-036 - ROUBIN ASSOCIATES, L.L.C. AND MARY ANNE PEARSON SANKO REVOCABLE TRUST - Appl. to rezone from R-1 to I-6 to permit industrial development with an overall Floor Area Ratio (FAR) of 0.06. Located on the S. side of Newington Rd. at its intersection with Loisdale Rd. and at the N. terminus of Terminal Rd. on approx. 6.39 ac. of land. Comp. Plan Rec: Industrial. Tax Map 99-1 ((1)) 5E.

FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEKERS LIST
Wednesday, March 3, 2004

Posted: 3/3/04
Finalized: 3/4/04

KEY P/H – Public Hearing D/O – Decision Only

DEFERRALS: SE 2003-LE-028 - SILVIO DIANA (P/H to 4/7/04)
SE 2003-LE-029 - SILVIO DIANA “ “
SE 2003-LE-031 - SILVIO DIANA “ “

SEA 88-L-071 - THE TRUSTEES FOR IMMANUEL BIBLE CHURCH (PH to 3/24/04)
RZ 2003-MA-052 - THE TRUSTEES FOR IMMANUEL BIBLE CHURCH "" "" ""

PUBLIC HEARINGS:

ZONING ORDINANCE AMENDMENT (EDITORIAL REVISIONS) (Alcorn)

PCA A-689-2 - NOVUS, LLC (Hunter Mill)

RZ 2003-MV-036 - ROUBIN ASSOCIATES, L.L.C. AND MARY ANNE PEARSON SANKO
REVOCABLE TRUST

1. Matthew Szramoski
Newington Civic Association
8309 Accotink Road
Lorton, VA 22079
2. Fred Tyler
2305 Lory Court
Alexandria, VA 22306
3. Cynthia Smith
6713 Catskill Road
Lorton, VA 22079
4. Purvis Dawson
Address Unknown
5. Greg Granahan
4400 Elmwood Dr.
Alexandria, VA 22310

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, March 4, 2004

Posted: 10/15/03
Finalized: 3/15/04

<u>KEY</u> P/H – Public Hearing D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2003-PR-008 & PCA 75-7-004-2 & FDP 2003-PR-008 (Deferred from 2/19/04)	Lincoln Property Company Southwest, Inc.	C. Belgin	Recommend Approval Recommend Approval D/O to 4/7/04

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ/FDP 2003-LE-047	Gayfields Road Associates, L.L.C.	P. Braham	P/H to 3/25/04
RZ 2003-LE-048 & PCA 79-L-109-02 & PCA C-448-30 &	Gayfields Road Associates, L.L.C.	P. Braham	P/H to 5/27/04
RZ 2003-LE-053	Kustom Kastles, L.L.C.	L. Shulenberger	D/O to 3/11/04
CSP 84-L-020	Kingstowne Commercial L.P. & Kingstowne Towne Center L.P.	P. Braham	Approved

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PCA 84-L-020-20 & FDPA 84-L-020-2-11 (Moved from 1/8/04)	Apple Federal Credit Union & Kohl's Department Stores, Inc.	L. Shulenberger	P/H to 4/14/04
RZ/FDP 2003-PR-037 (Moved from 1/8/04)	James S. Audia and Manuel G. Serra	M.A. Godfrey	P/H to 3/10/04

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, March 4, 2004

Posted: 2/18/04
Finalized: 3/10/04

KEY P/H – Public Hearing D/O – Decision Only

8:15 p.m. The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

ITEMS SCHEDULED FOR DECISION ONLY

PROVIDENCE DISTRICT

RZ 2003-PR-008 - LINCOLN PROPERTY COMPANY SOUTHWEST, INC. - Appls. to rezone from I-3 and HC to PDH-30 and HC to permit residential development at a density of 33.6 dwelling units per acre (du/ac) including bonus density for the provision of Affordable Dwelling Units (ADUs) and approval of the conceptual and final development plans. Located on the E. side of Gallows Rd. and on the N. and S. sides of Science Applications Ct. on approx. 19.04 ac. of land. Comp. Plan Rec: Office with option for 8-12 du/ac or 20-30 du/ac. Tax Map 39-2 ((1)) 13 pt. (Concurrent with PCA 75-7-004-2.)

PCA 75-7-004-2 - LINCOLN PROPERTY COMPANY SOUTHWEST, INC. - Appl. to amend the proffers for RZ 75-7-004 previously approved for office uses to permit the deletion of land area. Located on the E. side of Gallows Rd. and on the N. and S. sides of Science Applications Ct. on approx. 33.74 ac. of land zoned I-3 and HC. Comp. Plan Rec: Office with option for 8-12 du/ac or 20-30 du/ac. Tax Map 39-2 ((1)) 13. (Concurrent with RZ/FDP 2003-PR-008.)

ITEMS SCHEDULED FOR PUBLIC HEARING

LEE DISTRICT

RZ 2003-LE-053 - KUSTOM KASTLES, L.L.C. - Appl. to rezone from R-1, R-2 and HC to R-4 and HC to permit residential development at a density of 3.45 dwelling units per acre (du/ac). Located in the S.E. quadrant of the intersection of Franconia Rd. and Elder Ave. on approx. 1.16 ac. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 90-2 ((12)) 3.

CSP 84-L-020 - KINGSTOWNE COMMERCIAL L.P. AND KINGSTOWNE TOWNE CENTER, L.P. - Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan for commercial development approved with RZ 84-L-020 as amended. Located in the N.E. quadrant of the Kingstowne Towne Ctr., S. of Kingstowne Village Pkwy. on approx. 7.00 ac. of land zoned PDC. Tax Map 91-2 ((1)) 36 pt. and 36A pt.

FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Thursday, March 4, 2004

Posted: 3/4/04
Finalized: 3/5/04

KEY P/H – Public Hearing D/O – Decision Only

DECISIONS ONLY: RZ 2003-PR-008 - LINCOLN PROPERTY COMPANY (P/H on 1/22/04)
FDP 2003-PR-008 - LINCOLN PROPERTY COMPANY - " " "
PCA 75-7-004-2 - LINCOLN PROPERTY COMPANY - " " "

DEFERRALS: RZ 2003-PR-037 - JAMES S. AUDIA AND MANUEL G. SERRA - P/H to 3/10/04
FDP 2003-PR-037 - JAMES S. AUDIA AND MANUEL G. SERRA - " " "

RZ/FDP 2003-LE-047 - GAYFIELDS ROAD ASSOCIATES, L.L.C. - P/H to 3/25/04

RZ 2003-LE-048 - GAYFIELDS ROAD ASSOCIATES, L.L.C. - P/H to 5/27/04
PCA 79-L-109-02 - GAYFIELDS ROAD ASSOCIATES, L.L.C. - " " "
PCA C-448-30 - GAYFIELDS ROAD ASSOCIATES, L.L.C. - " " " "

PUBLIC HEARINGS:

CSP 84-L-020 - KINGSTOWNE COMMERCIAL L.P. AND KINGSTOWNE TOWNE CENTER, L.P

NO SPEAKERS

RZ 2003-LE-053 - KUSTOM KASTLES, L.L.C.

1. David Amick
Springfield Forest Citizens Association
6437 Melia Street
Springfield, VA 22150
2. Arthur Prentiss, President
New Charleston Homeowners Association
6580 Forsythia Street
Springfield, VA 22150
3. Dallison Beach
6566 Forsythia Street
Springfield, VA 22150

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, March 10, 2004

Posted: 12/24/03
Finalized: 3/11/04

KEY P/H – Public Hearing D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

FEATURE SHOWN

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FS-P04-3	Omnipoint (T-Mobile), Oakton H.S.	D. Marshall	Approved

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2003-MV-051 (P/H on 2/11/04)	Virginia Builders Group	A. Shriber	Recommend Approval
Zoning Ordinance Amendment - Stormwater Management (Commissioner Alcorn) (P/H on 2/19/04)		R. Murray	Recommend Approval
SE 2003-PR-026 (P/H on 2/26/04)	Safeway, Inc.	C. Belgin	D/O to 3/24/04
RZ 2003-SU-040 & PCA 78-S-063-4 & SE 2003-SU-025 (P/H on 2/26/04)	LWL, LLC	T. Swagler	Recommend Approval Recommend Approval Recommend Approval

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA 01-M-006	Bank of America, N.A.	T. Swagler	Recommend Approval
SE 2003-MV-042	H. Bradford Glassman & Fairfax County Board of Supervisors	C. Belgin	Recommend Approval
RZ/FDP 2003-PR-037 (Moved from 3/4/04)	James S. Audia and Manuel G. Serra	M.A. Godfrey	P/H to 3/18/04

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
Capital Improvement Program (CIP) Workshop			Workshop to 3/11/04

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, March 10, 2004

Posted: 2/25/04
Finalized: 3/11/04

KEY P/H – Public Hearing D/O – Decision Only

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEM SCHEDULED FOR DECISION ONLY

COUNTYWIDE

ZONING ORDINANCE AMENDMENT (STORMWATER MANAGEMENT) - To amend Chapter 112 as follows: Revises the submission requirements for rezoning, development plan, special exception and special permit applications to require the approximate location, estimated footprint and type of all proposed stormwater management facilities and a preliminary stormwater drainage plan that includes information about adequacy of downstream drainage. When there is 2500 square feet or more of land disturbing activity, in addition to the above, the preliminary stormwater management plan shall include both graphic and narrative information. The graphic information shall include: (1) approximate footprint of the facility; (2) on-site and off-site areas to be served by each facility; (3) a preliminary layout of all on-site drainage channels and pipes; (4) approximate location of maintenance access roads; (5) proposed landscaping and tree preservation areas in and near the facility; and (6) approximate limits of clearing and grading for the facility. The narrative information shall include (1) a description of how the detention and best management practice requirements will be met; (2) estimated area and storage volume for the facility; (3) a description of the existing outfall conditions for each watercourse into which drainage from the property is discharged; and (4) a description of how the adequate outfall requirement of the Public Facilities Manual will be met. Increases the number of plats required to be submitted with special exception and special permit applications from 22 to 23. Revises the existing topography submission requirement on PRC District development plans and special permit and special exception plats by reducing the maximum contour interval from 5 to 2 feet. Allows the Zoning Administrator to approve modifications to an approved development plan, proffered rezoning, special exception or special permit provided that the modification does not result in an increase in the amount of clearing and/or grading for a stormwater management facility that reduces non-stormwater open space, tree save and/or landscaping on the lot.

MOUNT VERNON DISTRICT

RZ 2003-MV-051 - VIRGINIA BUILDERS GROUP - Appl. to rezone from R-1 to R-3 to permit residential development at a density of 2.48 dwelling units per acre (du/ac). Located on the W. side of Gambrill Rd. and 100 ft. S. of Gambrill Ln. on approx. 1.21 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 98-1 ((1)) 37.

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, March 10, 2004

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SULLY DISTRICT

RZ 2003-SU-040 - LWL, LLC - Appl. to rezone from I-3, AN and WS to C-6, AN and WS to permit commercial development with an overall Floor Area Ratio (FAR) of 0.17. Located in the S.W. quadrant of the intersection of Westfields Blvd. and Sully Rd. (Route 28), on approx. 3.00 ac. of land. Comp. Plan Rec: Mixed Use with an option for neighborhood-service retail and service uses. Tax Map 44-3 ((6)) 21A pt. (Concurrent with PCA 78-S-063-4 and SE 2003-SU-025.)

PCA 78-S-063-04 - LWL, LLC - Appl. to amend the proffers for a portion of RZ 78-S-063 previously approved for industrial development with an overall Floor Area Ratio (FAR) of 0.17 to permit reduction in land area. Located in the S.W. quadrant of the intersection of Westfields Blvd. and Sully Rd. (Route 28), on approx 3.00 ac. of land zoned C-6, AN and WS. Comp. Plan Rec: Mixed Use with an option for neighborhood-serving retail and service uses. Tax Map 44-3 ((6)) 21A pt. (Concurrent with RZ 2003-SU-040 and SE 2003-SU-025.)

SE 2003-SU-025 - LWL, LLC - Appl. under Sect. 4-604 of the Zoning Ordinance to permit fast food restaurants. Located in the S.W. quadrant of the intersection of Westfields Blvd. and Sully Rd. (Route 28), on approx 3.00 ac. of land zoned C-6, AN and WS. Tax Map 44-3 ((6)) 21A pt. (Concurrent with RZ 2003-SU-040 and PCA 78-S-063-4.)

ITEMS SCHEDULED FOR PUBLIC HEARING

MASON DISTRICT

SEA 01-M-006 - BANK OF AMERICA, N.A. - Appl under Sects. 7-607, 4-804, 2-904 and 9-618 of the Zoning Ordinance to amend SE 01-M-006 previously approved for a mini warehouse establishment and modifications/waivers/increases in a commercial revitalization district to permit mini warehouse, modifications/waivers/increases in a commercial revitalization district and drive-in bank. Located at 6307 Arlington Blvd. on approx. 1.81 ac. of land zoned C-8, CRD, HC and SC. Tax Map 51-3 ((1)) 8A.

MOUNT VERNON DISTRICT

SE 2003-MV-042 - H. BRADFORD GLASSMAN AND FAIRFAX COUNTY BOARD OF SUPERVISORS - Appl. under Sect. 2-904 of the Zoning Ordinance to permit a dwelling in the floodplain. Located at 6428 Potomac Ave. on approx. 7,000 sq. ft. of land zoned R-3. Tax Map 93-2 ((8)) (27) 31 and 32. Also under the Board's consideration will be the applicant's request for an exception under Sect 188-6-9 of Chapter 118 (Chesapeake Bay Preservation Ordinance) of the Code of the County of Fairfax to permit construction in a Resource Protection Area.

FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Wednesday, March 10, 2004

Posted: 3/10/04
Finalized: 3/11/04

<u>KEY</u> P/H – Public Hearing D/O – Decision Only

DEFERRALS: RZ/FDP 2003-PR-037 - JAMES S. AUDIA AND MANUEL G. SERRA (P/H TO 3/18/04)
SE 2003-PR-026 - SAFEWAY, INC. (P/H on 2/26/04) (D/O TO 3/24/04)

DECISIONS ONLY: RZ 2003-MV-051 - VIRGINIA BUILDERS GROUP (P/H on 2/11/04)

ZONING ORDINANCE AMENDMENT (STORMWATER MANAGEMENT)
(P/H on 2/19/04)

RZ 2003-SU-040 – LWL, LLC (P/H on 2/26/04)
PCA 78-S-063-4 - LWL, LLC "" "" ""
SE 2003-SU-025 - LWL, LLC "" "" ""

FEATURE SHOWN: FS-P04-3 – Omnipoint (T-Mobile), Oakton H.S., 2900 Sutton Road (Deadline 5/10/04)

PUBLIC HEARINGS:

SEA 01-M-006 - BANK OF AMERICA, N.A.

NO SPEAKERS

SE 2003-MV-042 - H. BRADFORD GLASSMAN AND FAIRFAX CO. BOARD OF SUPERVISORS

NO SPEAKERS

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, March 11, 2004

Posted: 12/3/03
Finalized: 3/12/04

<u>KEY</u> P/H – Public Hearing D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

FEATURES SHOWN

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FS-Y03-44	Nextel, I-66 VDOT Right-of-Way	D. Marshall	Approved
FS-Y04-2	Verizon, 3675 Centerview Road		Approved

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2003-LE-053 (P/H on 3/4/04)	Kustom Kastles, L.L.C.	L. Shulenberger	Recommend Approval

WORKSHOP SCHEDULED

Capital Improvement Program (CIP) Workshop

ITEMS SCHEDULED FOR PUBLIC HEARING

None scheduled.

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
Zoning Ordinance Amendment – Cluster Subdivisions (Commissioner Wilson) (Moved from 2/26/04)		R. Murray	P/H to 4/15/04
RZ 2003-LE-041 (Moved from 2/5/04)	Sung Soo Kim, Lai-Foong Goh, and Sung Won Kim	L. Shulenberger	P/H to 4/14/04
SE 2003-LE-036	Diane Cox Basheer, Trustee & Kenneth O. Thompson, Trustee	C. Lewis	P/H to 4/29/04
SE 2003-SP-035	Ronald A. and Leta G. Deangelis; George Hinnant, Trustee	T. Swagler	P/H to 4/29/04
SEA 01-M-006	Bank of America, N.A.	T. Swagler	P/H to 3/10/04
SE 2003-MV-042	H. Bradford Glassman & Fairfax County Board of Supervisors	C. Belgin	P/H to 3/10/04

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, March 11, 2004

Posted: 2/25/04
Finalized: 3/12/04

KEY P/H – Public Hearing D/O – Decision Only

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

LEE DISTRICT

RZ 2003-LE-053 - KUSTOM KASTLES, L.L.C. - Appl. to rezone from R-1, R-2 and HC to R-4 and HC to permit residential development at a density of 3.45 dwelling units per acre (du/ac). Located in the S.E. quadrant of the intersection of Franconia Rd. and Elder Ave. on approx. 1.16 ac. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 90-2 ((12)) 3.

ITEM SCHEDULED FOR WORKSHOP

COUNTYWIDE

FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM (CIP) WORKSHOP – A public workshop will be held, in accordance with Sect. 15.2-2232 of the *Code of Virginia*, on the Advertised CIP, Fiscal Years 2005 – 2009 (with future Fiscal Years to 2014), with briefings from various County agencies.

FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Thursday, March 11, 2004

Posted: 3/11/04
Finalized: 3/12/04

KEY P/H – Public Hearing D/O – Decision Only

DECISIONS ONLY: RZ 2003-LE-053 - KUSTOM KASTLES, L.L.C. (P/H on 3/04/04)

FEATURES SHOWN: FS-Y03-44 – Nextel, I-66 VDOT Right-of-Way near Summit Street (Deadline: 4/29/04)
FS-Y04-2 – Verizon, 3675 Centerview Road (Deadline: 5/4/04)

NO PUBLIC HEARINGS

FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM (CIP) FY 2005-2009 WORKSHOP

I. Introductory Remarks - Robert Stalzer, Deputy County Executive

II. Agency Briefings

1. Sam Clay, Director
Fairfax County Public Library
2. Dave Rohr, Assistant Chief, Administrative Services
Fairfax County Fire and Rescue Department
3. Major Shawn Barrett, Commander, Technical Services Bureau
Fairfax County Police Department
4. Lynn Tadlock, Director, Planning and Development Division
Ted Zavora, Branch Manager, Planning and Development Division
Fairfax County Park Authority
5. Mike Lake, Senior Transportation Planner
Department of Transportation
6. Shahram Mohsenin, P.E., Director, Wastewater Planning and Monitoring Division
Department of Public Works and Environmental Services
7. James Patteson, Director, Facilities Management Division
Department of Public Works and Environmental Services
8. Pamela Gannon, Director, Planning, Resource and Site Development
Fairfax-Falls Church Community Services Board
9. Gary Chevalier, Director, Office of Facilities Planning
Dean Tistadt, Assistant Superintendent, Department of Facilities and Transportation Services
Fairfax County Public Schools
10. John Payne, Director of Design, Development and Construction Division
Department of Housing and Community Development
11. Michelle Wilhelm, Financial Director
Department of Community and Recreation Services

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, March 17, 2004

Posted: 12/24/03
Finalized: 2/25/04

<u>KEY</u> P/H – Public Hearing D/O – Decision Only
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**DUE TO THE DEFERRAL
OF THE ONLY CASE ON THE AGENDA,
THE PLANNING COMMISSION MEETING
SCHEDULED FOR MARCH 17, 2004,
WAS CANCELLED.**

**The item previously scheduled for public hearing
by the Planning Commission on March 17, 2004,
was rescheduled as indicated below.**

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
Capital Improvement Program (CIP)			P/H to 3/18/04

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, March 18, 2004

Posted: 10/24/03
Revised: 3/19/04

KEY P/H – Public Hearing D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

FEATURES SHOWN

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FS-V04-7 - Consent Agenda (7956 Twist Lane)	T-Mobile	D. Marshall	Approved
FS-S04-4 – Consent Agenda (11116 Henderson Road)	T-Mobile	D. Marshall	Approved
FS-P03-6 (7918 Jones Branch Road)	Omnipoint	D. Marshall	Approved

ITEMS SCHEDULED FOR DECISION ONLY

None scheduled.

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FY 2005- FY 2009 Capital Improvement Program (CIP)			Markup on 3/25/04
PCA 79-L-147 & SEA 84-V-009-2 (Moved from 1/8/04)	Khan International, LLC	P. Braham	P/H Deferred Indefinitely
SE-01-MV-005 (Moved from 2/19/04)	William A. Kinder	L. Johnson	P/H to 4/29/04
SEA 2002-PR-040 (Deferred from 2/18/04)	Fairfax Plaza Company	W. Mayland	D/O to 3/24/04
RZ/FDP 2003-DR-031 (Moved from 2/26/04)	Winchester Homes, Inc.	C. Belgin	D/O to 3/25/04
RZ/FDP 2003-PR-037 (Deferred from 3/10/04)	James S. Audia and Manuel G. Serra	M.A. Godfrey	D/O to 3/24/04

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ/FDP 2003-MV-033 (Moved from 2/26/04)	Lorton Arts Foundation, Inc.	P. Braham	P/H to 5/5/04
RZ 2003-PR-054 & SE 2003-PR-030	Ourisman Bethesda, Inc.	C. Lewis	P/H to 4/29/04
RZ 2003-LE-055	Hayfield Animal Clinic, LTD., T/A Hayfield Animal Hospital	C. Belgin	P/H to 5/13/04
PCA 84-L-020-21 & FDPA 84-L-020-2-12 & PCA 84-L-020-22	Wal-mart Real Estate Business Trust	P. Braham	P/H to 5/13/04
RZ/FDP 2003-MV-045 (Moved from 2/5/04)	National Capital Land & Development, Inc.	L. Shulenberg	P/H to 5/27/04

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, March 18, 2004

Posted: 3/3/04
Finalized: 3/19/04

KEY P/H – Public Hearing D/O – Decision Only

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

None scheduled at this time

ITEMS SCHEDULED FOR PUBLIC HEARING

COUNTYWIDE

FAIRFAX COUNTY ADVERTISED CAPITAL IMPROVEMENT PROGRAM (CIP) – a public hearing will be held on the Fairfax County Advertised Capital Improvement Program (CIP), Fiscal Years 2005-2009 (with Future Fiscal Years to 2014).

DRANESVILLE DISTRICT

RZ/FDP 2003-DR-031 - WINCHESTER HOMES, INC. - Appl. to rezone from R-1 and R-3 to PDH-5 to permit residential development at a density of 4.82 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the E. side of Great Falls St. approx. 1,000 ft. N. of Haycock Rd. on approx. 21.15 ac. of land. Comp. Plan Rec: 4-5 du/ac and 1-2 du/ac. Tax Map 40-2 ((1)) 20, 21, 22, 22A, 22B, 23 and 24A; 40-2 ((34)) A.

PROVIDENCE DISTRICT

SEA 2002-PR-040 - FAIRFAX PLAZA COMPANY, A VIRGINIA LIMITED PARTNERSHIP - Appl. under Sects. 5-504 and 9-620 of the Zoning Ordinance to amend SE 2002-PR-040 previously approved for waiver of certain sign regulations to permit eating establishments, fast food restaurants and a quick service food store. Located at 2960-2988 Gallows Rd. on approx. 4.13 ac. of land zoned I-5. Tax Map 49-4 ((1)) 13 pt.

RZ/FDP 2003-PR-037 - JAMES S. AUDIA AND MANUEL G. SERRA, TRUSTEE - Appls. to rezone from I-5 and R-20 to PDH-20 to permit residential development at a density of 16.66 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the S. side of Kingsbridge Dr., S.W. of Blake La. on approx. 4.43 ac. of land. Comp. Plan Rec: 16-20 du/ac. Tax Map 48-3 ((1)) 25 and 48-3 ((25)) A.

FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Thursday, March 18, 2004

Posted: 3/18/04
Finalized: 3/19/04

KEY P/H – Public Hearing D/O – Decision Only

DEFERRALS: SE 2001-MV-005 - WILLIAM A. KINDER - P/H to 4/29/04

PCA 79-L-147 - KHAN INTERNATIONAL, LLC - Defer P/H indef.
SEA 84-V-009-2 - KHAN INTERNATIONAL, LLC - " " "

CONSENT AGENDA: FS-V04-7 – T-Mobile, 7956 Twist Lane (Deadline 5/20/04)
FS-S04-4 – T-Mobile, 11116 Henderson Road (Deadline 5/12/04)

FEATURE SHOWN: FS-P03-6 – Omnipoint (T-Mobile), 7918 Jones Branch Road (Deadline: 4/30/04)

PUBLIC HEARINGS:
SEA 2002-PR-040 - FAIRFAX PLAZA COMPANY, A VIRGINIA LIMITED PARTNERSHIP

No Speakers

RZ/FDP 2003-PR-037 - JAMES S. AUDIA AND MANUEL G. SERRA

- | | |
|---|--|
| 1. Eric Stork
3150 Spring Street
Fairfax, VA | 3. Michael O'Connell
Tudor Hall Civic Association
9614 Nonquitt Drive
Fairfax, VA 22031 |
| 2. Patricia Settmann
10509 Judicial Drive
Fairfax, VA 22030 | 4. Robin Jones
Fairfax County Police Department |

FY'05 – FY'09 CAPITAL IMPROVEMENT PROGRAM (CIP)

1. Kaye Kory, Board Member
Fairfax County Public Schools
10700 Page Avenue
Fairfax, VA 22030
2. Max Verhagen
7309 Statecrest Drive
Annandale, VA 22003
3. Winnie Shapiro, Chairman
Fairfax County Park Authority Board
12055 Government Center Parkway
Fairfax, VA 22035
4. Renee Alberts, At-Large
Fairfax/Falls Church Community Services Board
12011 Government Center Parkway
Fairfax, VA 22035

FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Thursday, March 18, 2004

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RZ/FDP 2003-DR-031 - WINCHESTER HOMES, INC.

- | | |
|---|--|
| 1. Scott May, Vice President
West Hampton Civic Association
2050 Greenwich Street
Falls Church, VA 22043 | 11. Catherine Saunders
Friends of Burke's Spring Branch
2119 Great Falls St.
Falls Church, VA 22043 |
| 2. Melanie Coates
2114 Great Falls Street
Falls Church, VA 22043 | 12. Anne Morrison
2351 Great Falls Street
Falls Church, VA 22046 |
| 3. Marie Shiels-Djouadi
McLean Greens HOA Task Force
6877 McLean Greens Court
Falls Church, VA 22043 | 13. Herb Becker
2009 Lorraine Avenue
McLean, VA 22101 |
| 4. Atul Saran
2124 Great Falls Street
Falls Church, VA 22043 | 14. Bonnie Alvarez
2116 Great Falls Street
Falls Church, VA 22043 |
| 5. Steven F. Grover
6732 Montour Drive
Falls Church, VA 22043 | 15. Mark Zetts
6440 Kirby Court
Falls Church, VA 22054 |
| 6. Frank Crandall
EQAC
900 Turkey Run
McLean, VA 22102-1700 | 16. Mary Frazee
P. O. Box 438
Falls Church, VA 22044 |
| 7. Dennis Griffin
2112 Great Falls Street
Falls Church, VA 22043 | |
| 8. Susan Turner
McLean Citizens Association
1210 Daviswood Drive
McLean, VA 22102 | |
| 9. Ron Nowak
2101 Greenwich Street
Falls Church, VA 22043 | |
| 10. Francesca Bravo
2126 Grayson Place
Falls Church, VA 22043 | |

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, March 24, 2004

Posted: 12/3/03
Finalized: 4/7/04

KEY P/H – Public Hearing D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2003-PR-026 (Deferred from 3/10/04)	Safeway, Inc.	C. Belgin	Recommend Approval
SEA 2002-PR-040 (P/H on 3/18/04)	Fairfax Plaza Company	W. Mayland	Recommend Approval
RZ/FDP 2003-PR-037 (P/H on 3/18/04)	James S. Audia and Manuel G. Serra	M.A. Godfrey	Recommend Approval

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2003-SU-027 (Moved from 1/28/04)	International Town & Country Club, Inc.	A. Shriber	Recommend Approval
RZ/FDP 2003-SU-061 & SEA 94-Y-050	Stanley Martin Companies, Inc.	W. Mayland	Recommend Approval
RZ 2003-LE-050 & SEA 84-L-013 (Moved from 2/19/04)	ECHO, Inc.	C. Belgin	Recommend Approval
SE 2002-MA-019 (Moved from 2/26/04)	Campbell & Ferrara Nurseries	T. Swagler	Recommend Approval
RZ 2003-MA-052 & SEA 88-L-071 (Deferred from 3/3/04)	Trustees for Immanuel Bible Church being Ralph Weitz, Joel Benson, & Alan Fischer	K. Abrahamson	P/H to 4/14/04

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PCA/FDPA 1998-SU-009 (Moved from 2/18/04)	Exxon Mobile Corporation	K. Shields	P/H to 7/21/04
RZ/FDP 2003-DR-058	Landmark Property Development, LLC	W. Mayland	P/H to 5/20/04

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, March 24, 2004

Posted: 3/10/04
Finalized: 3/25/04

KEY P/H – Public Hearing D/O – Decision Only

7:30 p.m. The Planning Commission's Capital Improvement Program Committee met in the Board Conference Room.

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

Providence District

SE 2003-PR-026 - SAFEWAY, INC. - Appl. under Sect. 7-607 of the Zoning Ordinance to permit a service station/mini-mart in a Highway Corridor Overlay District. Located at 9121 Lee Hwy. on approx. 1.26 ac. of land zoned C-6 and HC. Tax Map 48-4 ((1)) 12F pt.

SEA 2002-PR-040 - FAIRFAX PLAZA COMPANY, A VIRGINIA LIMITED PARTNERSHIP - Appl. under Sects. 5-504 and 9-620 of the Zoning Ordinance to amend SE 2002-PR-040 previously approved for waiver of certain sign regulations to permit eating establishments, fast food restaurants and a quick service food store. Located at 2960-2988 Gallows Rd. on approx. 4.13 ac. of land zoned I-5. Tax Map 49-4 ((1)) 13 pt.

RZ/FDP 2003-PR-037 - JAMES S. AUDIA AND MANUEL G. SERRA, TRUSTEE - Appls. to rezone from I-5 and R-20 to PDH-20 to permit residential development at a density of 16.66 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the S. side of Kingsbridge Dr., S.W. of Blake La. on approx. 4.43 ac. of land. Comp. Plan Rec: 16-20 du/ac. Tax Map 48-3 ((1)) 25 and 48-3 ((25)) A.

ITEMS SCHEDULED FOR PUBLIC HEARING

Lee District

RZ 2003-LE-050 - ECHO, INC. - Appl. to rezone from R-1 and HC to R-3 and HC to permit expansion of a previously approved public benefit association. Located in the N.E. quadrant of Lyles Rd. and Old Keene Mill Rd. on approx. 38,580 sq. ft. of land. Comp. Plan Rec: Residential 2-3 du/ac. Tax Map 90-1 ((1)) 51. (Concurrent with SEA 84-L-01).

SEA 84-L-013 - ECHO, INC. - Appl. under Sect. 3-304 of the Zoning Ordinance to amend SE 84-L-013 previously approved for a public benefit association to permit building addition and site modifications. Located at 7205 Old Keene Mill Rd. on approx. 38,580 sq. ft. of land zoned R-3 and HC. Tax Map 90-1 ((1)) 51. (Concurrent with RZ 2003-LE-050).

FAIRFAX COUNTY PLANNING COMMISSION DETAILED MEETING AGENDA

Wednesday, March 24, 2004

Page 2

Mason District

SE 2002-MA-019 - CAMPBELL & FERRARA NURSERIES, INC. - Appl. under Sect. 3-204 of the Zoning Ordinance to permit a plant nursery. Located at 6651 Little River Tnpk. on approx. 8.13 ac. of land zoned R-2 and HC. Tax Map 71-2 ((1)) 36 and 71-2 ((10)) 17A.

Sully District

RZ/FDP 2003-SU-061 – STANLEY MARTIN COMPANIES, INC. - Appl. to rezone from R-1 and WS to PDH-3 and WS to permit residential development at a density of 2.61 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the S. side of Old Mill Rd. approximately 700 ft. W. of Mt. Olive Rd. on approx. 13.40 ac. of land. Comp. Plan Rec: 2-3 du/ac as option. Tax Map 65-1 ((1)) 6, 18, 19, 20 and 21 pt. and a portion of Old Mill Rd. to be vacated and/or abandoned. (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Old Mill Rd. to proceed under Section 15.2-2272 (2) of the *Code of Virginia*.) (Concurrent with SEA 94-Y-050.)

SEA 94-Y-050 – STANLEY MARTIN COMPANIES, INC., Appl. under Sect. 3-104 of the Zoning Ordinance to amend SE 94-Y-050 previously approved for a natural gas metering and regulation station to permit continuation of use and a reduction in land area. Located at the terminus of Old Mill Rd. and approximately 1,400 ft. W. of Mt. Olive Rd. on approx. 4.86 ac. of land zoned R-1 and WS. Tax Map 65-1 ((1)) 21. (Concurrent with RZ/FDP 2003-SU-061.)

SE 2003-SU-027 - INTERNATIONAL TOWN & COUNTRY CLUB, INC. - Appl. under Sect. 3-104 of the Zoning Ordinance to permit a country club/golf course and related facilities. Located at 13200 Lee Jackson Hwy. on approx. 222.32 ac. of land zoned R-1, HC and WS. Tax Map 35-3 ((1)) 11 and 45-1 ((1)) 11.

FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Wednesday, March 24, 2004

Posted: 3/24/04
Finalized: 3/25/04

KEY P/H – Public Hearing D/O – Decision Only

DECISIONS ONLY: RZ/FDP 2003-PR-037 - JAMES S. AUDIA AND MANUEL G. SERRA
(P/H on 3/18/04)

SEA 2002-PR-040 - FAIRFAX PLAZA COMPANY, A VIRGINIA LIMITED
PARTNERSHIP (P/H on 3/18/04)
(P/H on 3/18/04)

SE 2003-PR-026 – SAFEWAY, INC. (P/H on 2/26/04)

DEFERRALS: RZ 2003-MA-052 - THE TRUSTEES FOR IMMANUEL BIBLE CHURCH and
SEA 88-L-071 - THE TRUSTEES FOR IMMANUEL BIBLE CHURCH (Defer P/H to
4/14/04)

PUBLIC HEARINGS:

RZ 2003-LE-050 & SEA 84-L-013 ECHO, INC.

1. Jane Curtis
6032 Makely Drive
Fairfax Station, VA 22039

RZ 2003-SU-061/SEA 94-Y-050 – STANLEY MARTIN COMPANIES, INC.

- | | |
|---|---|
| <ol style="list-style-type: none">1. Cathy Roth
6120 Kings Color Drive
Fairfax, VA 220302. Suzanne or John Klegka
14537 Picket Oaks Road
Centreville, VA 201213. Carol Hawn
6500 Harvest Mill Court
Centreville, VA 20121 | <ol style="list-style-type: none">4. Pastor Eugene Johnson
Mount Olive Baptist Church
6600 Old Centreville Road
Centreville, VA 201215. Jim Katcham
Western Fairfax County Citizens Association
6410 Sutler Store Ct
Centreville, VA 20121 |
|---|---|

SE 2002-MA-019 - CAMPBELL & FERRARA NURSERIES, INC.

NO SPEAKERS

SE 2003-SU-027 - INTERNATIONAL TOWN & COUNTRY CLUB, INC.

1. Doug Temple
Address Unknown

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, March 25, 2004

Posted: 12/24/03
Revised: 3/26/04

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

FEATURES SHOWN

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FS-M04-10-Consent Agenda (3100 S. Manchester Street)	T-Mobile	D. Marshall	Approved
FS-H04-9 (12355 Sunrise Valley Drive)	Omnipoint (T-Mobile)	W. Hagan	Approved

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2003-MV-036 (P/H on 3/3/04)	Roubin Associates, LLC and Mary Anne Person Sanko Revocable Trust	C. Lewis	D/O to 4/14/04
RZ/FDP 2003-DR-031 (P/H on 3/18/04)	Winchester Homes, Inc.	C. Belgin	D/O to 4/7/04

ITEMS SCHEDULED FOR MARKUP

<u>Application</u>	<u>PC Action</u>
Capital Improvement Program (CIP) FY 2005-FY 2009	Recommend Approval

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
2232-S04-3	Fairfax County	D. Marshall	P/H to 4/7/04
RZ/FDP 2003-LE-047 & (Deferred from 3/4/04)	Gayfields Road Associates, L.L.C.	P. Braham	Recommend Approval

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2003-SU-033 (Moved from 2/26/04)	Bank of America, N.A.	T. Swagler	P/H Deferred Indefinitely
RZ 2003-MV-034 (Moved from 2/5/04)	National Capital Land & Development, Inc.	M.A. Godfrey	P/H to 6/24/04
RZ/FDP 2003-PR-043 (Moved from 1/29/04)	Van Metre Land Limited Partnership	C. Lewis	P/H to 4/14/04

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, March 25, 2004

Posted: 3/10/04
Finalized: 3/26/04

KEY P/H – Public Hearing D/O – Decision Only

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR MARK-UP

COUNTYWIDE

FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM MARK-UP – For fiscal years 2005 – 2009 (with future fiscal years to 2014).

ITEMS SCHEDULED FOR DECISION ONLY

None.

ITEMS SCHEDULED FOR PUBLIC HEARING

LEE DISTRICT

RZ/FDP 2003-LE-047 - GAYFIELDS ROAD ASSOCIATES, L.L.C. - Appl. to rezone from R-1 to PDH-4 to permit land to be added to existing residential lots in Kingstowne, variance of the minimum district size and approval of the conceptual and final development plans. The residential density of the PDH-4 portion of Kingstowne is 5.0 dwelling units per acre (du/ac). Located in the northern parts of the affected lots which are located N.E. of the intersection of Darden Row and Alderman Dr. on approx. 7,402 sq. ft. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 91-3 ((11)) (3) 31A pt., 33A pt., 34A pt., 35A pt., 36 pt., 37 pt., 38 pt. and 39 pt. (Associated with RZ 2003-LE-048, PCA 79-L-109-2 and PCA C-448-30.)

FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Thursday, March 25, 2004

Posted: 3/25/04
Finalized: 3/26/04

KEY P/H – Public Hearing D/O – Decision Only

CONSENT AGENDA: FS-M04-10 – T-Mobile, 3100 S. Manchester Street (Woodlake Towers)

DECISIONS ONLY: FY'05 – FY'09 CAPITAL IMPROVEMENT PROGRAM (CIP) (P/H on 3/18/04)

DEFERRALS: RZ 2003-LE-048 - GAYFIELDS ROAD ASSOCIATES, LLC - P/H to 5/27/04
PCA 79-L-109-02 - GAYFIELDS ROAD ASSOCIATES, LLC. - " " "
PCA C-448-30 - GAYFIELDS ROAD ASSOCIATES, LLC - " " "

2232-S04-3 – DPWES - P/H to 4/07/04

RZ/FDP 2003-DR-031 - WINCHESTER HOMES, INC. (D/O to 4/7/04)

RZ 2003-MV-036 - ROUBIN ASSOCIATES, LLC. AND MARY ANNE
PEARSON SANKO REVOCABLE TRUST (P/H on 3/3/04)

FEATURE SHOWN: FS-H04-9 – Omnipoint (T-Mobile), 12355 Sunrise Valley Drive (Deadline 5/19/04)

PUBLIC HEARINGS:

RZ/FDP 2003-LE-047 - GAYFIELDS ROAD ASSOCIATES, LLC

NO SPEAKERS